



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

June 21, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**CONVEYANCE OF COUNTY-OWNED REAL PROPERTY
TO THE CITY OF MANHATTAN BEACH
(FOURTH DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed conveyance of the approximately 365 square feet of real property is categorically exempt from the California Environmental Quality Act (CEQA).
2. Find that County-owned real property situated in the City of Manhattan Beach, the location of which is more fully described in the Legal Description and delineated on the Exhibit Map attached hereto and by this reference made a part hereof, is not presently used and is not needed for any County purpose and its estimated value is less than \$25,000.
3. Approve the conveyance as authorized pursuant to California Government Code Section 25526.5.
4. Approve and instruct the Chair to sign the attached Quitclaim Deed which has been approved as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the conveyance of title to a portion of County-owned real property (Property) which the City of Manhattan Beach (City) has permanently encroached upon with the construction of a subterranean parking structure on adjoining property. A wall of the City's new public parking structure encroaches onto the Property by approximately 365 square feet. The transfer of title to the encroaching real property would eliminate any exposure to liability by the County.

The transfer of title is authorized by Section 25526.5 of the California Government Code which provides for such transfer upon a finding that the subject real property is no longer necessary for County purposes.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we provide the public with quality services that are both beneficial and responsive (Goal 1). Allowing the use of surplus County property to establish, develop and maintain a public parking structure for use by County constituents is consistent with that Goal.

FISCAL IMPACT/FINANCING

The gratis conveyance of the Property will have no significant fiscal impact to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The City of Manhattan Beach has made various improvements to its Civic Center area including a new Public Safety Facility (PSF) which houses its police and fire departments. The overall design includes a central Civic Center Plaza over a subterranean parking structure which is located between City Hall, the new PSF and the adjoining County Library.

Upon completion of the parking structure, it was discovered that a portion of the City's project property line had encroached onto the County's adjoining Library property at the basement level. Specifically, a concrete wall of the parking structure encroaches onto County property by approximately 365 square feet. This office has determined that the value of this small property is less than \$25,000.

The Honorable Board of Supervisors
June 21, 2005
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Thereafter, it was determined by the parties that in order to eliminate any and all exposure to liability by the County with regards to the encroaching portion of the wall, title to the property would be transferred to the City.

County Counsel has reviewed and approved the Quitclaim Deed for use in the transfer of title to the City.

ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Section 15312, Class 12 of the State CEQA Guidelines and Class 12 of the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action will have no impact on any current County services or projects.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two original copies of the executed Quitclaim Deed and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:RL:cc

Attachments (2)

c: County Counsel

MBchQuitclaim.b

RECORDING REQUESTED BY & MAIL TO

City of Manhattan Beach
City Manager's Office
1400 Highland Avenue
Manhattan Beach, CA 90266
Attention: Sherilyn Lombos

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCEL: 4179-002-902

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES**, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged or has been secured by a deed of trust, does hereby surrender, quitclaim and release to:

CITY OF MANHATTAN BEACH, a political corporation and/or governmental agency all of the County's right, title and interest in and to the described real property, reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Said real property is located in the City of Manhattan Beach, County of Los Angeles, State of California and is further described in the Legal Description and Exhibit Map attached hereto and by this reference made a part hereof.

SUBJECT TO AND TRANSFEREE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____
Gloria Molina
Chair, Board of Supervisors

STATE OF CALIFORNIA))
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2005, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER
County Counsel

By Kathleen D. Filice
Deputy

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Robert C. ...



SCALE: 1"=30'

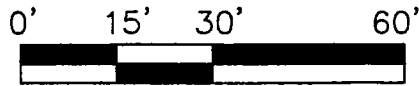
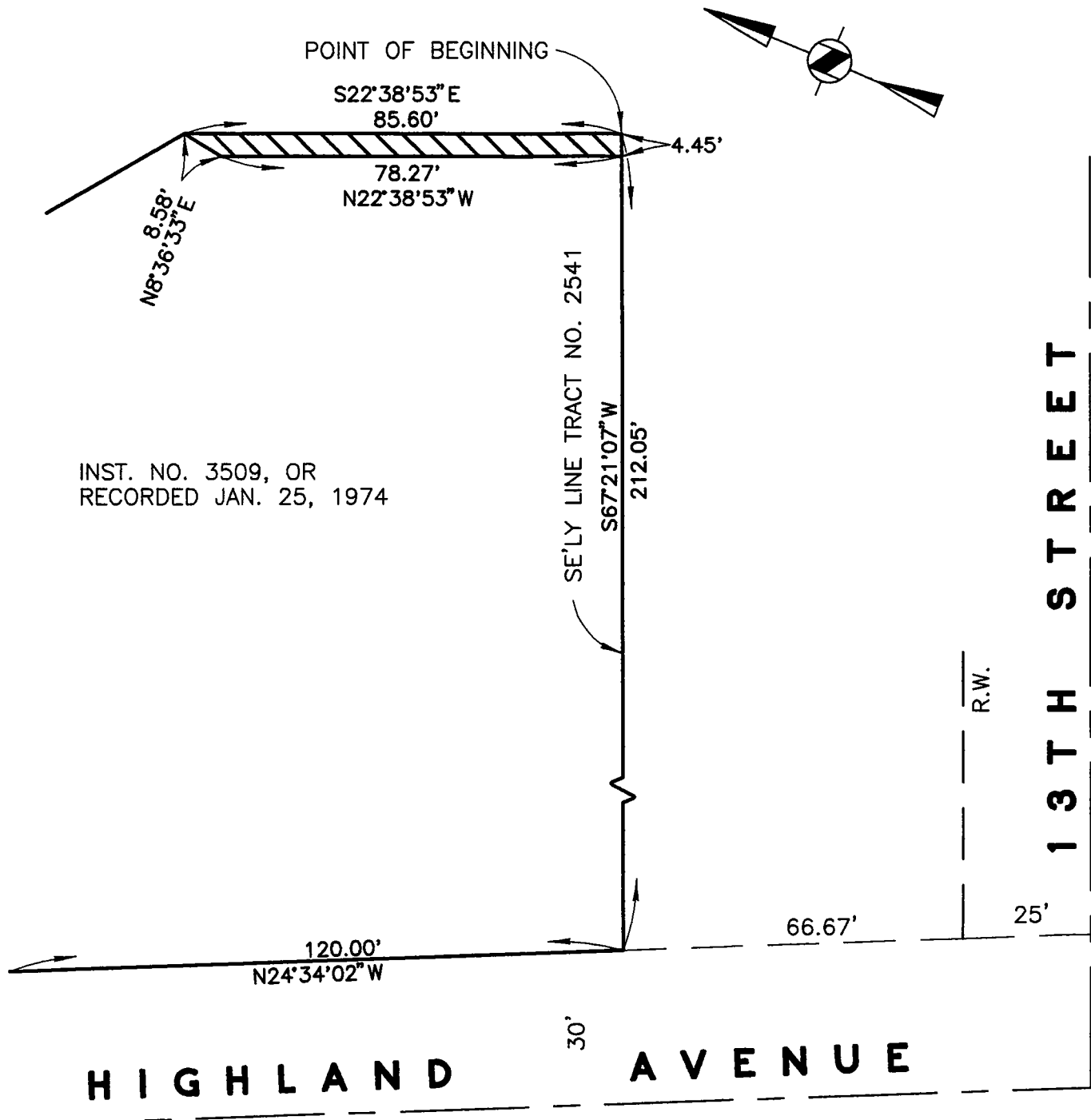


EXHIBIT MAP

SHT. ONE OF ONE SHTS



DATE: JULY 19, 2004

THOM. GDE: 732-F6

FILE: 2004EX-3.DWG

PROJECT NO: 2004

HENNON

Surveying & Mapping, Inc.

1313 FOOTHILL BLVD., SUITE 2
LA CANADA, CALIFORNIA 91011
(818)790-0191 (323)664-2513

FAX: (818)790-8084